BOOK 7103 PAGE 585

82485

Mail

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Alice M. Smith, et vir
1317 Saturn Drive
Nashville, TN 37217

**MORTGAGEE:**
Floyd H. Osler, et ux
508 Clearwater Court
Mt. Juliet, TN 37122

**SEND TAX BILLS:**
-New Owner-

**MAP-PARCEL:**
2DA-58900
Map & Parcel No.
120-6-22

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
JUN 12 9 32 AM '87
TAX
CERTIFIED REFERENCE

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Floyd H. Osler and wife, Ethel Osler,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alice M. Smith and husband, Sydney K. Smith,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Second Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being the northerly part of Lot No. 151 on the Plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 151 fronts the southerly margin of Saturn Drive 60 feet and runs back between lines which measure 199.4 feet on the east side line; 202 feet on the west side line to a line in the rear on which it measures 89 feet.
>
> Being the same property conveyed to Floyd H. Osler and wife, Ethel Osler by virtue of a deed from Thomas P. Coppess as of record in Book 6717, page 680, Register's Office for Davidson County, Tennessee.

This is improved property known as 1317 Saturn Drive, Nashville, Tennessee, 37217.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1682, page 1, and easements, covenants and conditions as shown on the Plan of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of January, 1987.

Floyd H. Osler
FLOYD H. OSLER

Ethel Osler
ETHEL OSLER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Floyd H. Osler and wife, Ethel Osler,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8th day of January, 1987.

Michelle H. Crisco
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 51,000.

Sydney K. Smith III
AFFIANT

Subscribed and sworn before me
this 8th day of January, 1987.

Michelle H. Crisco
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7103 PAGE 587

| | | |
|---|---|---|
| CC - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

[illegible] CAMT.
[illegible] CSTAX
.50 PRFEE
[illegible] WSTX
CHECK 145.50-
[illegible] CAL

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8248 IDENTIFICATION REFERENCE

JAN 12 9 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 33396